069.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	769,000 / 769,000
					USE VALUE:	769,000 / 769,000
					ASSESSED:	769,000 / 769,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAFFER ROBERT/EDDA
Owner 2:	TRS/ R&E SHAFFER TRUST
Owner 3:	
Street 1:	29 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHAFFER ROBERT/EDDA -
Owner 2:	-
Street 1:	29 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	364,100		404,900	769,000
Total Card	0.121	364,100		404,900	769,000
Total Parcel	0.121	364,100		404,900	769,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.22 | /Parcel: 427.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43857

GIS Ref

GIS Ref

Insp Date 10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0007.0

!5903!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	364,200	0	5,280.	404,900	769,100	769,100	Year End Roll	12/18/2019
2019	101	FV	275,200	0	5,280.	376,000	651,200	651,200	Year End Roll	1/3/2019
2018	101	FV	275,200	0	5,280.	376,000	651,200	651,200	Year End Roll	12/20/2017
2017	101	FV	275,200	0	5,280.	329,700	604,900	604,900	Year End Roll	1/3/2017
2016	101	FV	275,200	0	5,280.	300,800	576,000	576,000	Year End	1/4/2016
2015	101	FV	268,400	0	5,280.	266,100	534,500	534,500	Year End Roll	12/11/2014
2014	101	FV	268,400	0	5,280.	251,600	520,000	520,000	Year End Roll	12/16/2013
2013	101	FV	268,400	0	5,280.	239,500	507,900	507,900		12/13/2012

PRINT

Date	Time
12/10/20	20:43:45

LAST REV

Date	Time
04/29/19	11:38:05

apro

PAT ACCT. 5903

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAFFER ROBERT/	52938-175		6/8/2009	Family	1	No	No		
SHAFFER ROBERT/	52427-577		3/18/2009	Family	1	No	No		
SHAFFER ROBERT/	49389-333		5/2/2007	Family	1	No	No		
CAMERON PATRICI	44278-125		12/10/2004		605,000	No	No		
CAMERON PAUL L	25716-378		10/5/1995			No	No		F

USER DEFINED

Prior Id # 1:	43857
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2017	1497	Alterati	9,000	C				
3/23/2005	174	Add Bath	2,500	C		G6	GR FY06	add half bath

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
12/16/2008	Meas/Inspect	336	PATRIOT
11/1/2000	Hearing Chag	189	PATRIOT
10/6/1999	Meas/Inspect	263	PATRIOT
7/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23333335
Const Adj.:	0.98990101
Adj $ / SQ:	152.610
Other Features:	85316
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447301
Depreciation:	83198
Depreciated Total:	364103

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	1	HB	1				

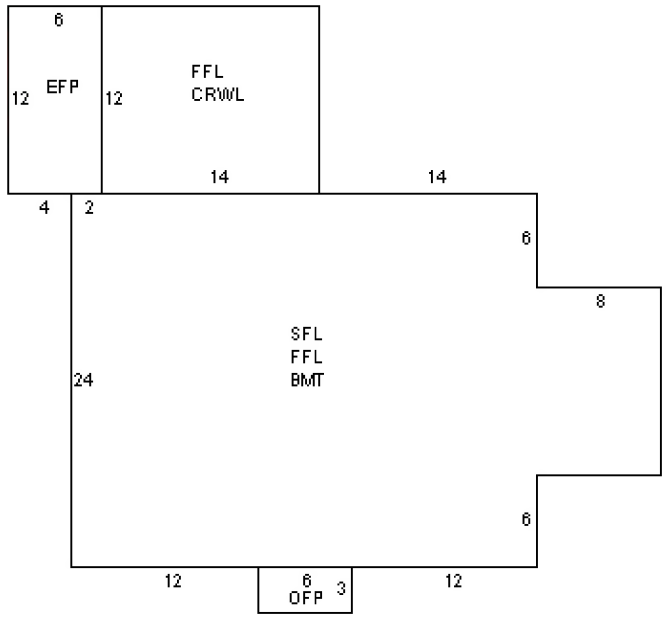
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	167.87
Special Features:	0	Val/Su Net:	126.69
Final Total:	364100	Val/Su SzAd	202.28

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	984	152.610	150,168
BMT	Basement	816	45.780	37,359
SFL	Second Floor	816	152.610	124,530
CRWL	Crawl Space	168	22.890	3,846
EFP	Enclos Porch	72	64.380	4,635
OFP	Open Porch	18	43.560	784

Net Sketched Area:	2,874			Total:	321,322
Size Ad	1800	Gross Are	2874	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc